Box 29

16634
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/29/08 15:01 3 pgs
Fees:18.00 Taxes:4425.20
20080829-0089113

WARRANTY DEED

Address New Owner(s):
BAC Properties, LLC
510 Merritt Avenue
Nashville, TN 37203

Send Tax Bills to:
New Owner

Map/Parcel: 10507012200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, STAFFORD PARTNERS No. 1, LP, a Tennessee Limited Partnership, as to a fifty (50%) undivided interest, GINA E. LOFREDO, as to a twenty five percent (25%) undivided interest, and SCOTT L. ATKINSON, as to a twenty-five percent (25%) undivided interest , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BAC Properties, LLC , hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, being Lot No. 1 of the Resubdivision of a portion of Block "F" on the Plan of Merritt Hagan Land in South Nashville, of record in Plat Book 5210, page 19 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the northerly right-of-way line of Merritt Avenue at a corner common with Charles E. Williams, of record in Deed Book 5033, page 936 in the Register's Office for Davidson County, Tennessee; thence leaving the northerly right-of-way7 line of Merritt Avenue with the eastern property line of Charles E. Williams, North 07 degrees 17 minutes 10 seconds East, 400.00 feet to an existing iron rod at a corner common with the property of Daniel L. and Arlin H. Bultsma of record in Deed Book 9837, page 889 in the Register's Office for Davidson County, Tennessee; thence with the southerly property line of Daniel L. and Arlin H. Bultsma, South 83 degrees 01 minutes 27 seconds East, 241.00 feet to an iron rod set at a corner common with the property of Birdie Elizabeth Crawford of record in Deed Book 7637, page 175 in the Register's Office for Davidson County, Tennessee, also being the westerly right-of-way line of Alley Number 1801, 15' in width; thence with the westerly right-of-way line of said alley for the following two calls: South 07 degrees 17 minutes 10 seconds, 385.08 feet to an iron rod set, with a curve to the right having a radius of 15.00' an arc length of 23.48', a central angle of 89 degrees 41 minutes 51 seconds and a chord bearing and distance of South 52 degrees 07 minutes 52 seconds West, 21.16 feet to an iron rod set in the northerly right-of-way line of Merritt Avenue; thence leaving the westerly right-of-way line of Alley Number 1801 with the northerly right-of-way line of Merritt Avenue, North 83 degrees 01 minutes 27 seconds West, 226.08 feet to the point of beginning, containing 96,351 square feet, or 2,212 acres, more or less.

BEING the same property conveyed to Stafford Partners No. 1, LP, a Tennessee limited partnership, as to a fifty (50%) undivided interest, Gina E. Lofredo, as to a twenty-five percent (25%) undivided interest and Scott L. Atkinson, as to a twenty-five percent (25%) undivided interest, by Warranty Deed from James F. Austin, unmarried, dated August 7, 2003, and recorded at Instrument No. 20030811-0114686, said Register's Office.

This is improved property known as: 510 Merritt Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26th day of August, 2008.

STAFFORD PARTNERS NO. 1, LP
a Tennessee limited partnership

by: Jim O. Stafford
Jim O. Stafford, General Partner

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Jim O. Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Stafford Partners No. 1, L.P., the within named bargainor, a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal at office, this 26th day of August, 2008..

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008

Gina E. Lofredo

Scott L. Atkinson

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina E. Lofredo and Scott L. Atkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 26th day of August, 2008.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,196,000.00

Affiant

Subscribed and sworn to before me this 26th day of August, 2008.

Notary Public

My Commission Expires

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010